016.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,300 / 859,300
					USE VALUE:	859,300 / 859,300
					ASSESSED:	859,300 / 859,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RENSBERGER DAVID
Owner 2:	XU ZHENG
Owner 3:	
Street 1:	99 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENEBURY JAY E -
Owner 2:	-
Street 1:	99 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	378,100		481,200	859,300
Total Card	0.139	378,100		481,200	859,300
Total Parcel	0.139	378,100		481,200	859,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.61 | /Parcel: 373.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11490
GIS Ref	
GIS Ref	
Insp Date	10/18/19

!1396!

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,100	0	6,050.	481,200	859,300		Year end	12/23/2021
2021	101	FV	366,000	0	6,050.	481,200	847,200		Year End Roll	12/10/2020
2020	101	FV	366,000	0	6,050.	481,200	847,200	847,200	Year End Roll	12/18/2019
2019	101	FV	227,100	0	6,050.	511,300	738,400	738,400	Year End Roll	1/3/2019
2018	101	FV	227,100	0	6,050.	372,900	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	227,100	0	6,050.	324,800	551,900	551,900	Year End Roll	1/3/2017
2016	101	FV	227,100	0	6,050.	276,700	503,800	503,800	Year End	1/4/2016
2015	101	FV	212,800	0	6,050.	270,700	483,500	483,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:56:39

LAST REV

Date	Time
11/21/19	15:41:54
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENEBURY JAY E,	73453-384	1	10/15/2019		967,000	No	No		
CAHILL MELINDA	40539-306		8/20/2003		345,000	No	No		
BURTON DAVID	31000-549		12/26/1999		225,000	No	No		
SOUZA EMMA A	28019-166		12/26/1997		188,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2005	563	Addition	25,000	C		G7	GR FY07	19X20

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2019	Meas/Inspect	DGM	D Mann
5/4/2009	Info At Door	372	PATRIOT
4/28/2006	Permit Visit	BR	B Rossignol
9/28/1999	Meas/Inspect	267	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	80.	0.99	1									481,202						481,200	

Total AC/HA:	0.13889	Total SF/SM:	6050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,202	Spl Credit		Total:	481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23011041
Const Adj.:	0.99989998
Adj $ / SQ:	135.299
Other Features:	113307
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423902
Depreciation:	45781
Depreciated Total:	378121

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

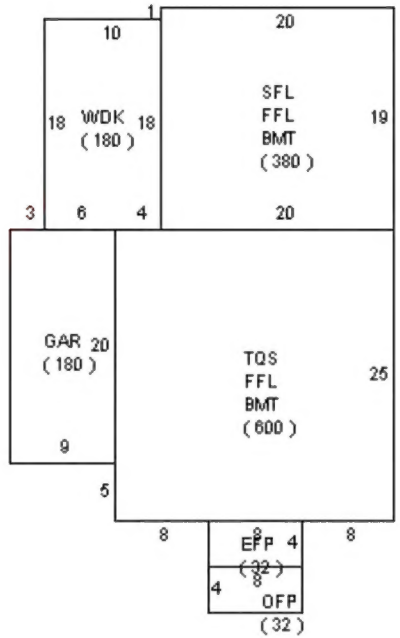
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	135.30
Special Features:	0	Val/Su Net:	117.64
Final Total:	378100	Val/Su SzAd	208.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	55.810	54,694
FFL	First Floor	980	135.300	132,593
TQS	3/4 Story	450	135.300	60,884
SFL	Second Floor	380	135.300	51,413
GAR	Garage	180	28.890	5,199
WDK	Deck	180	11.550	2,080
EFP	Enclos Porch	32	72.590	2,323
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	3,214	Total:	310,594

Size Ad	1810	Gross Area	3364	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X10	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc